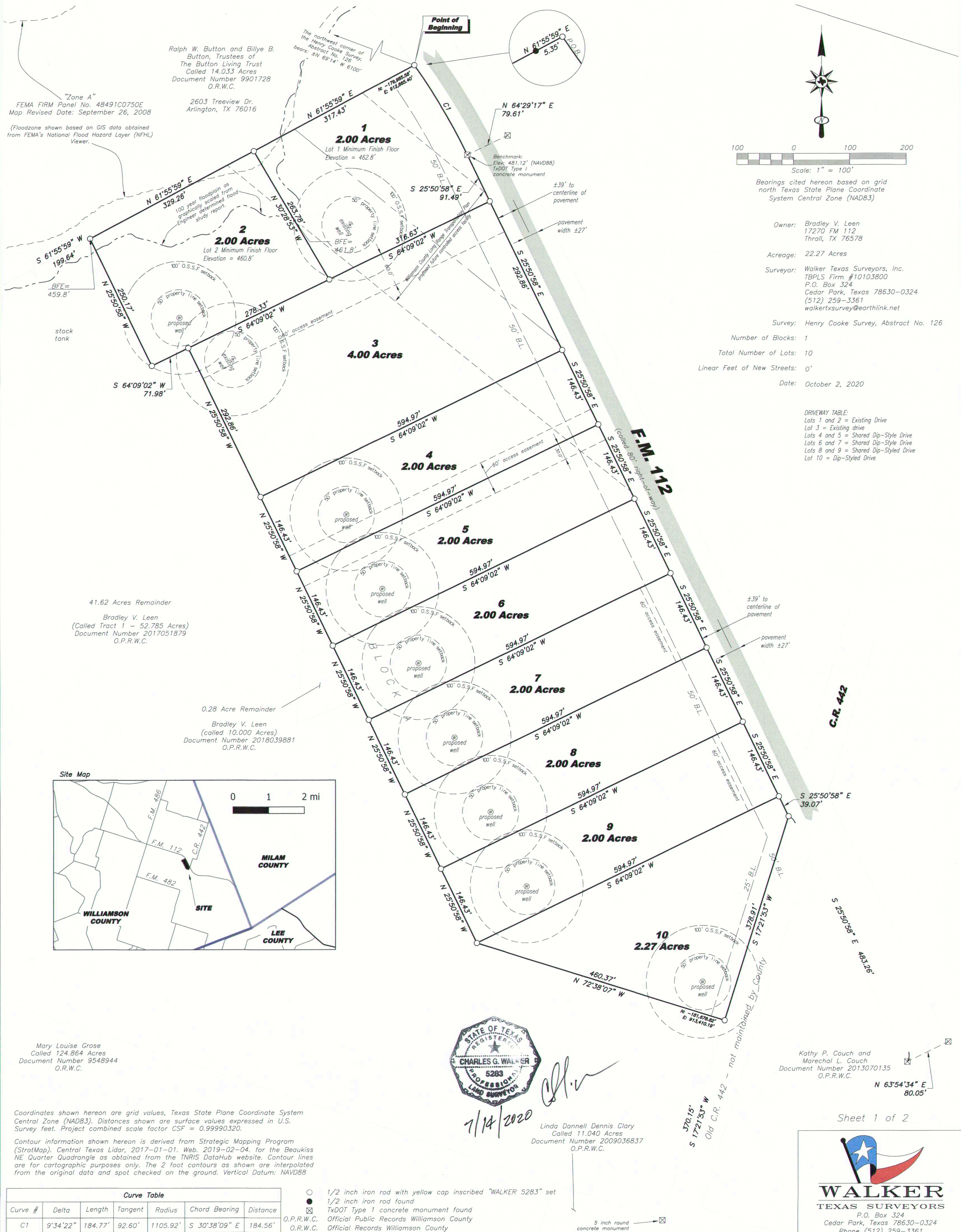


22.27 Acres out of the Henry Cook Survey, Abstract No. 126, Williamson County, Texas



Curve Table						
Curve #	Delta	Length	Tangent	Radius	Chord Bearing	Distance
C1	9°34'22"	184.77'	92.60'	1105.92'	S 30°38'09" E	184.56'

☐ 1/2 inch iron rod with yellow cap inscribed "WALKER 5283" set  
☒ 1/2 inch iron rod found  
☒ TxDOT Type 1 concrete monument found  
 O.P.R.W.C. Official Public Records Williamson County  
 O.R.W.C. Official Records Williamson County

Plot: Z:\000-599 MISC\500-599\515000 BRAD LFFN\515003 54 AC HENRY COOK SVY. A-126 SHILO OAKS\DWG\515003 PLAT 20210607.DWG June 14, 2021 13:00

Sheet 1 of 2

# WALKER

TEXAS SURVEYORS

P.O. Box 324  
Cedar Park, Texas 78630-0324  
Phone (512) 259-3361  
TBPLS Firm #10103800  
Lab #515003

Job #515003 ==



Final Plat of Shilo Oaks

22.27 Acres out of the Henry Cooke Survey, Abstract No. 126, Williamson County, Texas

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, Bradley V. Leen, owner of the certain tract of land shown hereon and described in deeds recorded in Document Nos. 2017051879 and 2018039881, of the Official Public Records of Williamson County, Texas, do hereby subdivide, said tracts as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as **Shilo Oaks**.

TO CERTIFY WHICH, WITNESS by my hand this 16th day of June, 2021.

Bradley V. Leen  
17270 FM 112  
Thrall, TX 76578

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Bradley V. Leen, known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office on this the 16th day of June, 2021.

Laurie A. Brooks  
NOTARY PUBLIC in and for the State of Texas



STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

City National Bank of Taylor, Lien Holder of the certain tract of land shown hereon and described in deed recorded in Document No. 2018039881, of the Official Public Records of Williamson County, Texas, do hereby subdivide, said tracts as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as **Shilo Oaks**.

TO CERTIFY WHICH, WITNESS by my hand this 16th day of June, 2021.

City National Bank of Taylor  
by City National Bank of Taylor, Chairman

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared, Edward C. Griffith, Chairman of the Board of City National Bank, known to me to be the person whose name is subscribed to the foregoing instrument. Given under my hand and seal of office on this the 16th day of June, 2021.

Laurie A. Brooks  
NOTARY PUBLIC in and for the State of Texas



Surveyor's Certification

I, Charles G. Walker, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision. This tract is not located in the Edwards Aquifer Recharge Zone.

Charles G. Walker  
Registered Professional Land Surveyor  
No. 5283  
July 14, 2020  
Survey Date



Williamson County 911 Addressing Coordinator

Road name and address assignments verified this the 15th day of June, 2021 A.D.

Teresa Baker  
Williamson County Addressing Coordinator

Williamson County OSSF

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

Adam D. Boatright  
J. Terron Evertson, PE, DR, CFM  
County Engineer  
June 16, 2021  
Date

Perimeter description of a 22.27 acre tract of land, out of the Henry Cook Survey, Abstract No. 126, and being a portion of that certain tract described as 52.785 acres (Tract 1) in a Warranty Deed with Vendor's Lien to Bradley V. Leen, dated June 1, 2017 and recorded under Document Number 2017051879 of the Official Public Records of Williamson County, Texas, and being all of that tract described as 1.5 acres (Tract 2) in said Leen deed (2017051879), and also being a portion of that certain tract described as 10,000 acres in a Warranty Deed with Vendor's Lien to Bradley V. Leen, dated May 10, 2018 and recorded under Document Number 2018039881 of said official public records, said 22.27 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set in the curving west line of F.M. 112 for the most northerly corner of said 10,000 acre Leen tract and this tract, from which a 1/2 inch iron rod found for the called northeast corner of that certain tract described as 14.033 acres in a Special Warranty Deed to Ralph W. Button and Billie B. Button, Trustees of The Button Living Trust, dated December 8, 1998 and recorded under Document Number 9901728, of the Official Records of Williamson County, Texas bears S 61°55'59" W 5.35 feet;

THENCE with the west line of F.M. 112, as described on TxDOT right-of-way map for Williamson County, Farm Highway 112, dated April 2, 1946, the following two (2) courses:

- 184.77 feet with the curving east line of said 10,000 Acre Leen tract, along a curve to the right, having a radius of 1105.92 feet, and a chord that bears S 30°38'09" E 184.56 feet (overall record call per TxDOT right-of-way map: Δ=18°00' Right, Degree of Curvature=5°00', Tangent=181.5', Arc Length=360.0') to a TxDOT Type I concrete monument found at engineer station 861+40.4, as described on said TxDOT right-of-way map,
- S 25°50'58" E, continuing with the east line of said 10,000 acre Leen tract, at 826.34 feet passing on or near the southeast corner of said 10,000 acre Leen tract; and continuing with the east line of said 52.785 acre Leen tract, at 992.69 feet passing on or near an easterly corner of said 52.785 acre Leen tract, and continuing with the east line of said 1.5 acre Leen tract for an overall distance of 1302.69 feet (cumulative overall record call: S 22°51'45" E 1302.69 feet - Doc. Nos. 2017051879 and 2018039881) to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set in the west margin of County Road 442 (no longer being maintained by Williamson County), for the most easterly corner of said 1.5 acre Leen tract and this tract, from which a TxDOT Type I concrete monument found at engineer station 879+24.9, as described on said TxDOT right-of-way map bears S 25°50'58" E 482.58 feet;

THENCE: S 17°24'02" W with the west margin of said County Road 442, and with the east line of said 1.5 acre Leen tract, at 191.85 feet (record call: S 20°19'49" W 191.85' - Doc. No. 2017051879) passing on or near the most southerly corner of said 1.5 acre Leen tract, and continuing with the east line of said 52.785 acre Leen tract for an overall distance of 378.41 feet (overall record call on this line for 52.785 acre tract: S 20°19'49" W 556.01') to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set for the most southerly corner of this tract, from which a 5 inch round concrete monument found in the west margin of said County Road 442 for the called southernmost corner of said 52.785 acre Leen tract bears S 17°24'02" W 370.15 feet;

THENCE: leaving the west margin of said County Road 442, and into and across said 52.785 acre Leen tract, the following four (4) courses:

- N 72°38'07" W 460.60 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set for the southwest corner of this tract,
- N 25°50'58" W with the west line of this tract, at 480.88 feet crossing into a southwesterly portion of said 10,000 acre Leen tract; at 690.44 feet leaving said 10,000 acre Leen tract and continuing into said 52.785 acre Leen tract for an overall distance of 1171.44 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set for an interior corner of this tract,
- S 64°09'02" W 71.98 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set;
- N 25°50'58" W 250.17 feet to a 1/2 inch iron rod with yellow cap inscribed "Walker 5283" set in the called east line of said 14.033 acre Button tract, same being in the north line of said 52.785 acre Leen tract, for the northwest corner of this tract, from which a 1/2 inch iron rod found for an interior angle of said 52.785 acre Leen tract, and for the called southeast corner of said 14.033 acre Button tract bears S 61°55'59" W 199.64 feet;

THENCE: N 61°55'59" E with the called east line of said 14.033 acre Button tract, and with the north line of said 52.785 acre Leen tract and this tract, at 323.00 feet passing on or near the northeast corner of said 52.785 acre Leen tract, and continuing with the north line of said 10,000 acre Leen tract for an overall distance of 652.04 feet to the Point of Beginning. Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83).

Plat Notes:

- Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement, or maintenance of the adjacent or future roadway.
- The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the county, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the county and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvement.
- It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.
- Except in areas required to meet legal accessibility requirements, the minimum finished floor elevations shall be one foot higher than the highest spot elevation that is located within five feet outside the perimeter of the building, or at least one foot above the BFE, whichever is higher.
- Lots 1 and 2 are encroached by a special flood hazard area inundated by the 100-year (1% chance) flood as identified by the U.S. Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48491C0750E, Map revised Date: September 26, 2008 for Williamson County, Texas.
- A floodplain development permit may be required for Lots 1 and 2 prior to any construction or development. The need for a floodplain development permit will be determined by Williamson County upon review of the proposed structure location.
- The minimum finished floor elevations (FFE) for Lots shown on this plat are determined by a study prepared by Dean Thomas, PE, Conveyance Civil Engineering on September 4, 2019.
- The maximum impervious cover per lot is 20%.
- This development is considered exempt from on-site stormwater detention controls based on Williamson County subdivision regulation B11.1.3, which states that a proposed development may be considered exempt from providing on-site stormwater detention if all lots are 2 acres or more and less than 20% of impervious cover per lot.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Williamson County.
- Lot 10 may not be further subdivided.
- All sidewalks are to be maintained by each of the adjacent property owners.
- All public roadways and easements shown on this plat are free of liens.
- This subdivision is subject to storm-water management controls as required by Williamson County Subdivision Regulations, Section B11.1, on new development that would evoke such controls beyond existing conditions.
- Water service for this subdivision will be provided by private wells.
- Wastewater service for this subdivision will be provided by On-Site Sewage facilities.
- Any improvements proposed within the right-of-way including, but not limited to, irrigation, landscaping, sidewalks, subdivision identification signs, etc. shall be maintained in accordance with an executed license agreement between the county and the owner.
- Any driveway that serves more than three (3) residences will be considered a private road and will have to be built to county road standards.
- No structure or land in this plat shall hereafter be located or altered without first obtaining a Certificate of Compliance or Floodplain Development Permit from the Williamson County Floodplain administrator.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, Bill Gravell, Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioner's Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Bill Gravell, Jr., County Judge  
Williamson County, Texas

Date

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the day of 20, A.D., at o'clock, M., and duly recorded this the day of 20, A.D., at o'clock, M., in the Official Public Records of said County in Document No.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court  
of Williamson County, Texas

By: Deputy

